



LEBANON MUNICIPAL COURT
WARREN COUNTY, OHIO

COMPLAINT

Plaintiff

vs.

No. CVG _____

Defendant

FIRST CAUSE OF ACTION

1. Defendant _____, on or before the
_____ day of _____, 20____, as tenant of the plaintiff _____,

_____ under⁽¹⁾ _____
entered upon the following described premises, situated in the (CIRCLE ONE) City of Lebanon or
of Township of Turtlecreek _____, County of Warren _____,
State of Ohio, and known as _____:

2. The term of such tenancy expired on the _____ day of _____, 20____.

OR

2. Defendant _____ has violated the terms of such written lease agreement, as follows: _____

OR

(1) Insert the words applicable: "an oral month-to-month tenancy," "an oral week-to-week tenancy," "a written lease, a copy of which is attached hereto as Exhibit A," or such other terms as may be appropriate.

2. Defendant__ has__ failed to fulfill duties imposed upon defendant__ by Ohio Revised Code Section 5321.05 that materially affect health and safety, as follows:_____

and notice of the termination of the lease agreement as of the _____ day of _____, 20____, (2)
was given to defendant__ on the _____ day of _____, 20____, in accordance with Ohio Revised Code Section 5321.11 and defendant has failed to remedy the condition.

3. On the _____ day of _____, 20____, plaintiff__ duly served upon defendant__, in the form required by Ohio Revised Code Section 1923.04, a notice in writing to leave said premises.

4. Defendant__, therefore, has__ even since the _____ day of _____, 20____, and does__ still, unlawfully and forcibly detain from plaintiff__ possession of said premises.

SECOND CAUSE OF ACTION

5. Plaintiff__ incorporates__ herein by reference paragraphs 1 through 4 of this Complaint as if fully rewritten.

6. Under the terms of the lease agreement, defendant__ agreed to pay plaintiff__ as rent for said premises the sum of \$_____ per _____. Defendant__ has__ failed to pay plaintiff__ rent for said premises for the period from the _____ day of _____, 20____, to the _____ day of _____, 20____ and, therefore, is (are) indebted to plaintiff__ in the sum of \$_____. (3)

WHEREFORE, plaintiff__ demands__ restitution of said premises and judgment in favor of plaintiff__ against defendant__ for the sum of \$_____ with interest thereon from the _____ day of _____, 20____, at the rate of _____ percent per annum and costs.

Attorney for Plaintiff

Address

(2) This date must be at least 30 days after the receipt of the notice by the defendant.

(3) If damages for breach of any other condition of the lease agreement are claimed, the allegations concerning such claims should be inserted here.